

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – February 5, 2013

The Jasper Redevelopment Commission met on Tuesday, February 5, 2013 in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 8:00 a.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Rick Stradtner	present
Member Ray Howard	present
Non-voting advisor Nancy Habig	present

Also present:

Renee Kabrick - Commission's Attorney

Kathy Pfister – Recording Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Secretary Kahle made a motion to approve the Commission's minutes as presented from the January 8, 2013 regular Meeting. Ray Howard seconded it. The motion carried 5-0.

APPROVAL OF ANNUAL REPORT

A copy of the annual report was presented to each Board member for review. A motion was made by Rick Stradtner and seconded by John Schroeder to approve the annual report for 2012. Motion carried 5-0.

DISCUSSION OF THE ENGINEERING RECOMMENDATION REGARDING SALE OF PROPERTY TO COUNTRY CLUB ESTATES

City Engineer Chad Hurm displayed a map of the Jasper Country Club property designating the two-acre and three-acre areas that were discussed between the City and the adjacent property owners as to a possible buffer for the affected Emily Street property owners. Hurm said it appeared that the proposed three-acre property line would hinder the City in the event the pond dam located on the south end of the property ever needed to be repaired. In such an event, the City would need sufficient room to bring equipment onto the property to work on the dam. Therefore Hurm recommended that the boundary line be set back to 100 feet instead of 135 feet. This would allow room for any future work on the dam. In addition, Hurm explained that topography and the existing cart path also contributed toward the recommendation.

President Bell opened the floor for any public comments. John Collins, 1912 Emily Street, appeared before the Board, also speaking on behalf of his wife, Nicole, to state that he is not in favor of the recommendation of a 100-foot boundary line. Mr. Collins said he wants the record to state that communication between he and the City regarding the property has been sparse and poor. He said he was not notified from the City involving any discussion on the property; Another main concern of Mr. and Mrs. Collins is the ‘unknown’ regarding the City’s plans for the property. Mr. Collins stressed that he is simply trying to preserve the value of his home.

Property owner Ron Snyder, 1888 Emily Street, thanked the Board for allowing him to share his comments. Mr. Snyder said he was also under the impression after meeting with the City and affected property owners that the property owners’ request of three acres would be offered by the City. After receiving the Engineer recommendation letter, Mr. Snyder suggested a proposal that only his property be reduced to a 100-foot line, leaving the other affected property owners at a 135-foot line. This is due to the fact that only Mr. Snyder’s property is the only property that adjoins the referenced dam.

Property owner Dave Luegers, 1950 Emily Street, also appeared before the Board to voice his concern. He stated that he also prefers the original proposal of a 135-foot boundary line. Mr. Luegers said there are power lines running along the back of his property, and he does not want to have a narrow spot there. Mr. Luegers recommended that that the pond be drained due to the steep banks. He added that the area it could possibly lead to liability for the City as it pertains to the existence of small children in this area.

President Bell said he respects and welcomes everyone’s comments; however, he said he does take offense to Mr. Collins’ comment that the City has had “sparse and poor communication” with Mr. Collins. President Bell opined that this Board, along with City officials, have tried to involve all of the owners early on. Several of the homeowners ‘walked’ the property with some of the Commission members, Mayor Seitz and Attorney Kabrick. There have also been several public meetings in regard to the property; each one allowing any public comments and concerns to come before the Commission at that time. Speaking on behalf of the Commission, President Bell said they all recognize that the three-acre boundary line as initially discussed was a consideration before City Engineer Hurm’s formal recommendation. City Engineer Hurm stressed that as long as the southern edge of the property is staked off at 100 feet, he, along with Park Director Ken Buck and Assistant Park Director Mike Oeding would agree to Mr. Snyder’s proposal.

After some thorough discussion, Secretary Kahle made a motion to accept Mr. Snyder’s proposal, which would offer a 135-foot boundary line to the affected property owners, except for Mr. Snyder’s property, which would be staked at a 100-foot boundary line; allowing the City access to the pond dam. Vice President Schroeder seconded the motion. The motion carried 5-0.

CITY VISIONS PRESENTATION

Mayor Terry Seitz introduced Barry Alberts, of City Visions and David Gamble, of Gamble & Associates. Although Mr. Alberts and Mr. Gamble have been hired for the Downtown Riverfront Master Plan, Mayor Seitz said the partnering firms acknowledge that an opportunity of tremendous cinergy may be achieved from public engagement, from planning and from common stewardship of all properties by conducting the Downtown Riverfront Master Plan simultaneously with the planning for the Jasper Country Club area. Mayor Seitz expressed his

recommendation that the Commission approve the firm's planning contract after hearing their presentation.

Barry Alberts and David Gamble presented their thoughts and views regarding the process in the development of a new park. They expressed their enthusiasm for the City of Jasper; stressing the uniqueness for any city the size of Jasper to have such a large amount of acreage (Jasper Country Club property) to serve as an opportunity to be another anchor for the citizens of the community.

The Commission had a few questions for City Visions after their presentation such as the time frame of the project, when the first step of the plan would be initiated and when the plan would be finalized. Mr. Alberts replied that City Visions would provide two to three options and the one chosen would be put into a final plan. The project would start immediately, and the final presentation would be near September, 2013.

A motion was made by Ray Howard and seconded by Secretary Kahle to accept the contract with City Visions. Motion carried 5-0.

ADJOURNMENT

There being no further business to come before the board, a **motion** was made by Rick Stradtner and seconded by Ray Howard to adjourn the meeting. The motion carried 5-0, and the meeting adjourned at 9:40 a.m.

John Bell, President

ATTEST:

John Kahle, Secretary